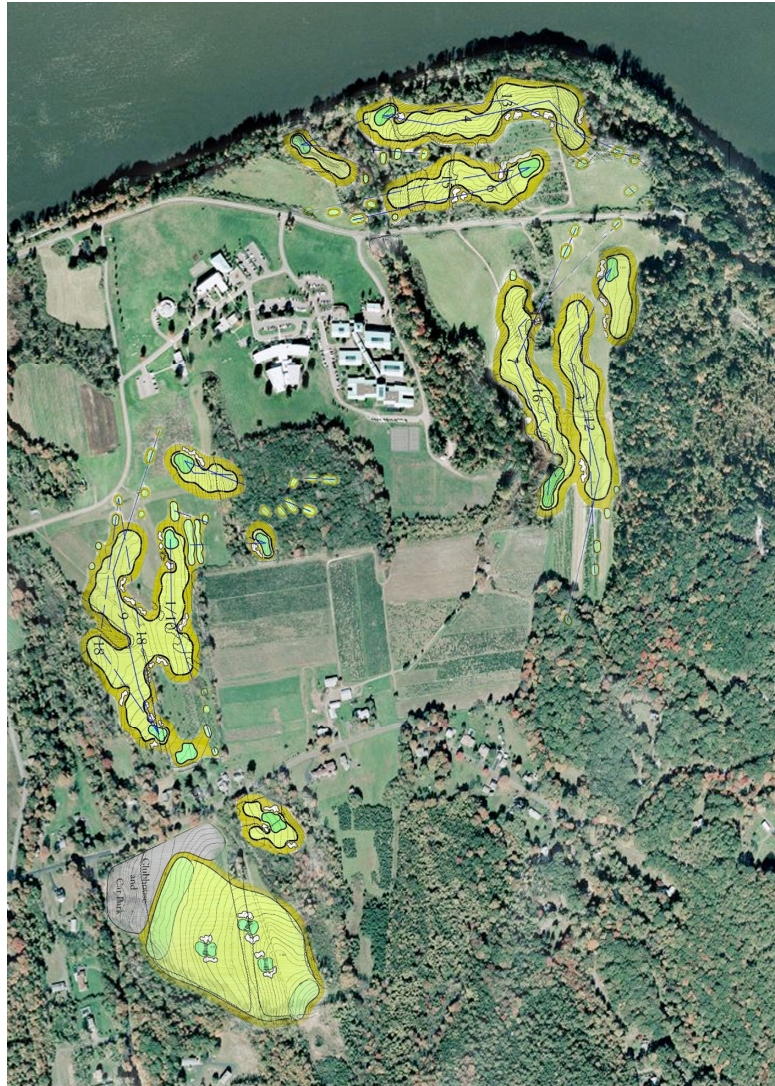


# Arawana Golf Course Proposal



# Anthony Pioppi

## Developer


- Freelance writer and author. Majority of articles written cover the golf course maintenance, design and construction industries, including a number for national and international publications that focus on environmentally-friendly golf course maintenance practices.
- Course architecture consultant
- Lecturer to regional golf course superintendent organizations focusing how how to get the message to the public that superintendents are stewards of the environment.

# The Idea

- 18 months of formulating a plan once I discovered the land in Maromas was available for active recreation.
- First had architect Brian Silva walk the site to determine if was suitable for golf. Then toured the area with Mark Eitelman, owner of Agri-Scape Golf Course Construction to get an estimated cost.
- Consulted with David Southworth of Southworth Development and Southworth Golf about the viability of the project. Southworth Development continues in a consulting role.

# History of Golf in Middletown

- Arawana Golf Club
- Highland Golf Club
- Minor Hills Golf Course

 **ARAWANA GOLF CLUB**  
MIDDLETOWN, CONN.

Self, .....

Self.	Opp't	HOLES.			Self.	Opp't
		No.	NAME	Yds.		
		1	TOBOGGAN	205		
		2	LONG GREEN	370		
		3	A CINCH	100		
		4	TIPTOP	120		
		5	RIDGE	400		
		6	TROUBLE	130		
		7	TO THE WOODS	360		
		8	NORTH STAR	355		
		9	LAST CHANCE	150		
			Total	2200		

Add Score first 9 holes, .....

Oppon't, .....

Date, ..... Event .....

**SCORE CARD ARAWANA GOLF CLUB.**

# Benefits to the Community

- Land that is used by a small minority of residents, will become available to a wide variety, including the off-season.
- Affordable recreation -- \$20 for 9, \$38 for 18.
- Opportunity for youth to learn about, and to play, golf:
  - Hunter Golf Course youth camp draws about 100 children a year. A number of participants went onto careers in golf.
- Home course at which Middletown High can practice and play. Will work closely with, Vinal, Xavier and Mercy as a practice course.
- PGA First Tee program

# Benefit to Businesses

- Adds to Middletown's draw as a “destination.”
- A total experience
  - Restaurants
  - Lodging
  - The arts
  - Gas stations, convenience stores, etc.





# Arawana and the Environment

Elimination of washouts and noxious weeds.

- Purple loosestrife, bittersweet, Japanese knotweed...
- Integrated Pest Management (IPM)
- Grassing plan: low water, pesticide use
- Protection of native grasslands
- Removal of few trees
- Energy-efficient buildings



# The Design



- Harkens back to the Golden Era of golf architecture.
- Fun and challenging
- Yardage between 5,000 and 6,950
- Plays differently the second time around -- four holes change par, four other play from a different angle.
- Visually appealing and unique to the region.



# The Look



# Practice and Learning Area



- Open to the general public
- 290-yard long driving range with a 50,000-square-foot practice tee and lesson tee
- Short-game area
- Large practice putting green

# Clubhouse

- Small, no locker room
- Small restaurant, bar that will only be open when golf course is open
- Adjoining tent for outings
- Open room that can be utilized by organizations looking to access the area.

# Timeframe

- Securing investors: 8 months
- Permitting: 10 months
- Construction and grow-in: 18 months
- First golf ball struck: fall of 2012

# Conclusion



- Affordable Recreation
- Increased business traffic for downtown
- Quality of life
- Destination